

Prepared by  
T. Larry Ledbetter, Attorney  
AutoZone Texas, L.P.  
P. O. Box 2198  
Memphis, TN 38101-2198

After recording return to:  
Scott Fraser  
AutoZone, Inc. Dept. 8340  
P. O. Box 2198  
Memphis, TN 38101-2198

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

## **SHORT FORM LEASE**

**THIS SHORT FORM LEASE**, made on January 4, 2011 between **Perry-Tubb Holdings, L.L.P., a Texas limited liability partnership ("Landlord")**, having an address of 5750 North Riverside Drive, Fort Worth, Texas 76137, and **AutoZone Texas, L.P., a Delaware limited partnership ("Tenant")** having an address of Dept. 8700, 123 S. Front Street, Memphis, Tennessee, 38103-3618.

### **WITNESSETH:**

For and in consideration of One Dollar (\$1.00) and other valuable consideration paid and to be paid by the Tenant to the Landlord, the Landlord does demise and lease unto Tenant and the Tenant does lease and take from the Landlord upon the terms and conditions and subject to the limitations more particularly set forth in a certain Lease Agreement dated November 10, 2010 ("Lease") between the Landlord and Tenant, to which Lease reference is hereby made for all the terms and conditions thereof, which terms and conditions are made a part hereof as fully and particularly as if set out verbatim herein, the premises situated in the City of Ft. Worth, County of Tarrant, State of Texas, consisting of approximately 1,950 square feet of office space in a premises municipally known as 4040 Fossil Creek Blvd., Suite 200-B, Ft. Worth, Texas, 76137, and being more particularly described as follows:

**An approximately 1,950 square foot portion ("Leased Premises") known as Suite 200-B and located on the second floor of an approximately 12,864 square foot building ("Building") erected on the following described parcel of land ("Property") situated in Tarrant County, Texas:**

**Lot 2A, Block 1, Fossil Creek, Phase I, Section I, an Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Volume 388-205, Page 33, Deed Records of Tarrant County, Texas**

**TO HAVE AND TO HOLD** the above described Leased Premises unto the Tenant for a term commencing January 1, 2011 and ending on December 31, 2014.

**UNDER SAID LEASE**, Tenant has certain rights to two (2) successive renewal options consisting of two (2) forty-eight (48) month periods, which options are exercisable by Tenant as provided in said Lease.

**IN TESTIMONY WHEREOF**, the above named Landlord and the above named Tenant have caused this instrument to be executed as of the day and year set forth above.

**LANDLORD:**

**Perry-Tubb Holdings, L.L.P.,  
a Texas limited liability partnership**


Name:   
Printed Name: L. C. Tubb, Jr.  
Title: General Partner


**TENANT:**

**AutoZone Texas, L.P.,  
a Delaware limited partnership**

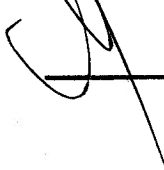

**By: AZ Texas Operations, LLC,  
a Nevada limited liability company,  
its sole general partner**

**By: AutoZone Stores, Inc., a Nevada  
corporation,  
its sole member**

Name:   
Printed Name: James C. Griffith  
Title: Vice President

Name:   
Printed Name: Diana H. Hull  
Title: Vice President

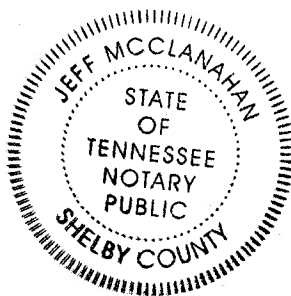
**Approved, Verified & Passed  
for Signing**

STATE OF TENNESSEE                    )  
   ) SS:  
 COUNTY OF SHELBY                    )

Before me, Jeff McClanahan, a Notary Public in and for said state and county, appeared James C. Griffith, Vice President and Diana H. Hull, Vice President, of AutoZone Stores, Inc., a Nevada corporation, known to me to be the persons whose names are subscribed to the foregoing instrument, and known to me to be the Vice President and Senior Vice President, respectively, of AutoZone Stores, Inc., a Nevada corporation, and acknowledged to me that they executed the said instrument for the purposes and consideration therein expressed and as the act and deed of said corporation.

Given under my hand and seal of office this 4th day of January, 2011.

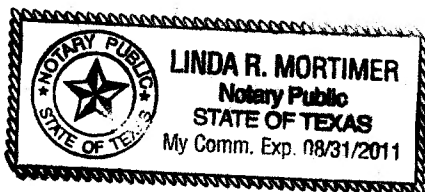


Jeff McClanahan  
 Notary Public  
 My commission expires: April 6, 2014

STATE OF TEXAS                        )  
   ) SS:  
 COUNTY OF TARRANT                )

Before me, LINDA MORTIMER, a Notary Public in and for said state and county, appeared L. C. Tubb, Jr., General Partner of Perry-Tubb Holdings, L.L.P., a Texas limited liability partnership, known to me to be the person whose name is subscribed to the foregoing instrument, and known to me to be the General Partner of Perry-Tubb Holdings, L.L.P., a Texas limited liability partnership, and acknowledged to me that he executed the said instrument for the purposes and consideration therein expressed and as the act and deed of said limited liability partnership.

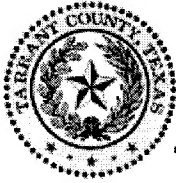
Given under my hand and seal of office this 6<sup>th</sup> day of January, 2011.



Linda R. Mortimer  
 Notary Public  
 My commission expires: 8-31-2011

MARY LOUISE GARCIA

COUNTY CLERK



100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

SCOTT FRASER  
AUTOZONE INC DEPT 8340  
P O BOX 2198  
MEMPHIS, TN 38101

Submitter: GENE BOHANNON

**DO NOT DESTROY**  
**WARNING - THIS IS PART OF THE OFFICIAL RECORD.**

Filed For Registration: 1/11/2011 8:59 AM

Instrument #: D211008158

LSE

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PGS

\$24.00

By: \_\_\_\_\_

*Mary Louise Garcia*

D211008158

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY  
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Prepared by: AKCHRISTIAN